

— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities
 Date of SNAPSHOT Report - 03/31/08



Participating Jurisdiction (PJ): BARNSTABLE COUNTY CONSORTI State: MA

State Rank: 4 / 19 PJs Group Rank: 80 Overall Rank: 82
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	99.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	70.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	99.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	2.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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Participating Jurisdiction (PJ): BOSTON State: MA

State Rank: 8 / 19 PJs Group Rank: 60 Overall Rank: 58
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	77.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	70.78	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	94.15	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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Participating Jurisdiction (PJ): BROCKTON State: MA

State Rank: 1 / 19 PJs Group Rank: 96 Overall Rank: 98
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	87.96	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.04	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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Participating Jurisdiction (PJ): CAMBRIDGE State: MA
 State Rank: 17 / 19 PJs Group Rank: 34 Overall Rank: 36
 (Percentile) (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	96.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	68.62	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	62.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	74.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	2.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities


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Participating Jurisdiction (PJ): FALL RIVER State: MA

State Rank: 6 / 19 PJs Group Rank: 75 Overall Rank: 74
(Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	97.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	91.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.73	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	95.12	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	3.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)



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Participating Jurisdiction (PJ): FITCHBURG CONSORTIUM State: MA

State Rank: 15 / 19 PJs Group Rank: 43 Overall Rank: 41
 (Percentile) (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	51.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	40.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.43	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)


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Participating Jurisdiction (PJ): HOLYOKE CONSORTIUM State: MA

State Rank: 12 / 19 PJs Group Rank: 50 Overall Rank: 53
 (Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	94.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	74.46	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.94	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	94.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	3.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): LAWRENCE State: MA

State Rank: 18 / 19 PJs Group Rank: 31 Overall Rank: 33
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	72.37	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	72.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	2.34	

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Participating Jurisdiction (PJ): LOWELL State: MA

State Rank: 10 / 19 PJs Group Rank: 51 Overall Rank: 53
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	80.8	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	73.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	90.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.71	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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Participating Jurisdiction (PJ): LYNN State: MA

State Rank: 5 / 19 PJs Group Rank: 81 Overall Rank: 80
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	87.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.22	

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** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Participating Jurisdiction (PJ): MALDEN CONSORTIUM State: MA

State Rank: 16 / 19 PJs Group Rank: 36 Overall Rank: 38
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	75.59	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	61.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	3.21	

* This Threshold indicates approximately the lowest 20% of the PJs

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Local Participating Jurisdictions with Rental Production Activities

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Participating Jurisdiction (PJ): NEW BEDFORD State: MA

State Rank: 3 / 19 PJs Group Rank: 86 Overall Rank: 85
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	96.51	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	60.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.91	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	97.55	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.46	

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*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): NEWTON CONSORTIUM State: MA

State Rank: 2 / 19 PJs Group Rank: 94 Overall Rank: 93
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	89.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Participating Jurisdiction (PJ): PEABODY CONSORTIUM State: MA

State Rank: 7 / 19 PJs Group Rank: 67 Overall Rank: 66
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	87.92	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	67.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	89.16	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	2.74	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): QUINCY CONSORTIUM State: MA

State Rank: 11 / 19 PJs Group Rank: 54 Overall Rank: 53
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	86.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	67.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	92.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	2.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): SOMERVILLE State: MA

State Rank: 13 / 19 PJs Group Rank: 51 Overall Rank: 51
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	76.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	56.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	3.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): SPRINGFIELD State: MA

State Rank: 9 / 19 PJs Group Rank: 55 Overall Rank: 56
 (Percentile) (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	76.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	98.04	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	2.81	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

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Participating Jurisdiction (PJ): TAUNTON CONSORTIUM State: MA

State Rank: 19 / 19 PJs Group Rank: 24 Overall Rank: 22
 (Percentile) (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	31.1	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	84.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

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Participating Jurisdiction (PJ): WORCESTER State: MA

State Rank: 14 / 19 PJs Group Rank: 42 Overall Rank: 44
 (Percentile) (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.08%	85.75	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.62%	66.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 88.36%	99.42	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.515	1.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)